

SKETCH PLAN
SWAN HOLDINGS SUBDIVISION,
PHASE TWO - A REPLAT OF LOT 2 IN
SWAN HOLDINGS SUBDIVISION

A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 4 WEST, FAIRFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA



LEGAL DESCRIPTION

A part of the south half of the Northeast Quarter of Section 35, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana and being more particularly described as follows:

Lot Number 2 in Swan Holdings Subdivision as per the plat thereof recorded in Document Number 03043025 in the Office of the Tippecanoe County Recorder EXCEPT a part of said Lot Number 2, described as follows:

BEGINNING at the southwest corner of said Lot 2; thence North 01°05'46" West along the west line of said lot a distance of 252.95 feet to the northwest corner of said lot; thence North 89°14'39" East along the north line of said lot a distance of 30.00 feet; thence South 01°05'46" East a distance of 249.48 feet to the south line of said lot; thence west along said south line on a non-tangent curve to the left (said curve having a radius of 280.00 feet, a chord length of 30.18 feet and a chord bearing of South 82°38'40" West) an arc distance of 30.19 feet to the POINT OF BEGINNING, containing 0.17 acres, more or less.

SUBJECT TO ALL RESTRICTIONS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY:

STATE ID NO: 79-07-35-252-002.000-004
OLD KEY NO: 156-08117-0454
DOCUMENT NO: 0006966
GRANTOR: LONG DEVELOPMENT, INC.
GRANTEE: SWAN HOLDINGS, LLC
DATE: APRIL 6, 2000

LAND SURVEYOR'S CERTIFICATE

The undersigned, a Registered Professional Land Surveyor of the State of Indiana does hereby certify that the above preliminary plat was prepared under his direct supervision.

CERTIFIED BY:

John C. Nagy, PLS

July 12, 2011

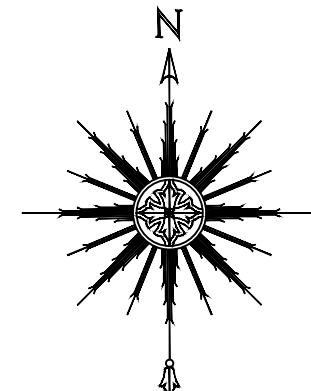
Date

SURVEY NOTE

This drawing does not represent a boundary survey of the property depicted, and is based on a previous boundary survey of the subject property by C&S Engineering, recorded as Document Number 02000862. This plat has been prepared pursuant to Section 3.4 (Minor Subdivisions) and Sections 6.1 & 6.2 (Sketch Plan & Preliminary Plat), of the Unified Subdivision Ordinance of Tippecanoe County as amended November, 1988.

Revised

07/12/2011 2:40:55 PM



LEGEND

- = EXISTING EASEMENT AS NOTED
- - - = PROPOSED BUILDING SETBACK
- - - = PROPOSED EASEMENT AS NOTED
- MBL = MINIMUM BUILDING SETBACK LINE
- W- = EXISTING WATER
- SS- = EXISTING SANITARY SEWER
- ST- = EXISTING STORM SEWER



CERTIFIED BY:



SWAN HOLDINGS SUBDIVISION
PHASE TWO

WHISKER, LLC
P.O. BOX 1071
LAFAYETTE, IN 47902

PROJECT NO: 11047

FILE: 11047 SKETCH PLAN.DWG

DRAWN BY: JCN/MD

CHECKED BY: JCN

LOCATION:

A PART OF THE NE QUARTER OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 4 WEST, FAIRFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA

TITLE:

SKETCH PLAN

1 OF 1